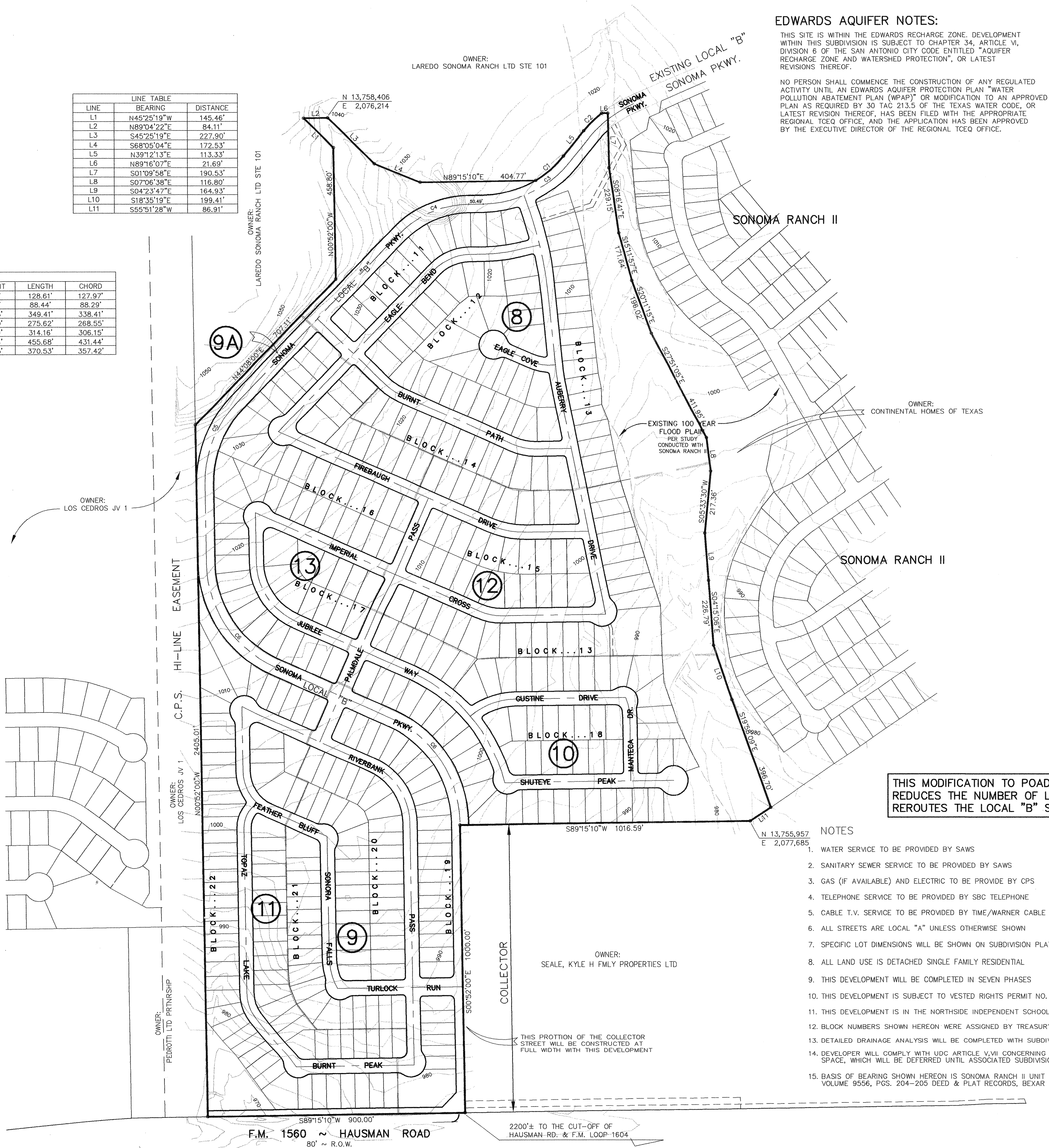


LOCATION MAP

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	19°54'59"	370.00'	64.96'	127.97'
C2	11°47'04"	430.00'	44.38'	88.29'
C3	50°02'57"	400.00'	186.73'	349.41'
C4	45°07'10"	350.00'	145.40'	275.62'
C5	45°00'00"	400.00'	165.69'	314.16'
C6	65°16'18"	400.00'	256.16'	455.68'
C7	53°04'26"	400.00'	199.75'	370.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°25'19"W	145.46'
L2	N89°04'22"E	84.11'
L3	S45°25'19"E	227.90'
L4	S68°05'04"E	172.53'
L5	N39°12'13"E	113.33'
L6	N89°16'07"E	21.69'
L7	S01°09'58"E	190.53'
L8	S07°06'38"E	116.80'
L9	S04°23'47"E	164.93'
L10	S18°35'19"E	199.41'
L11	S55°51'28"W	86.91'



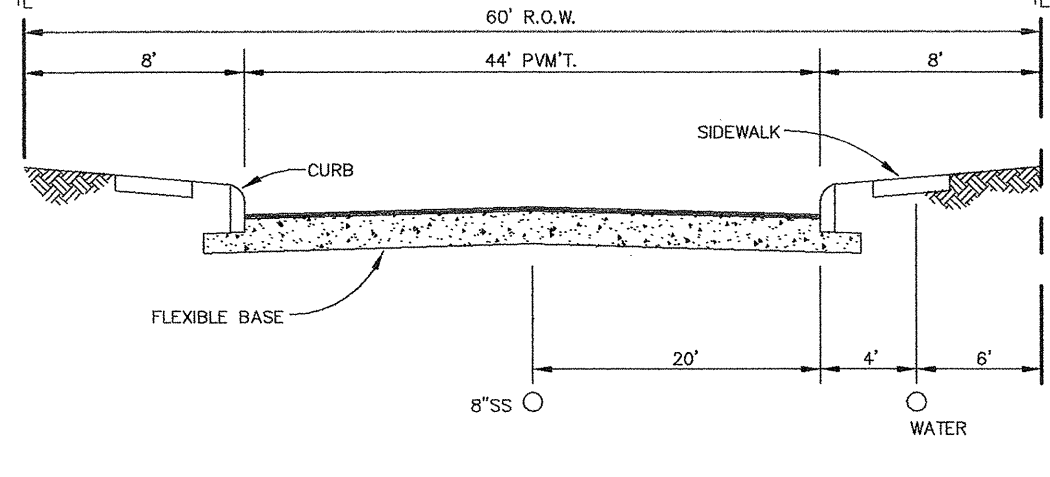
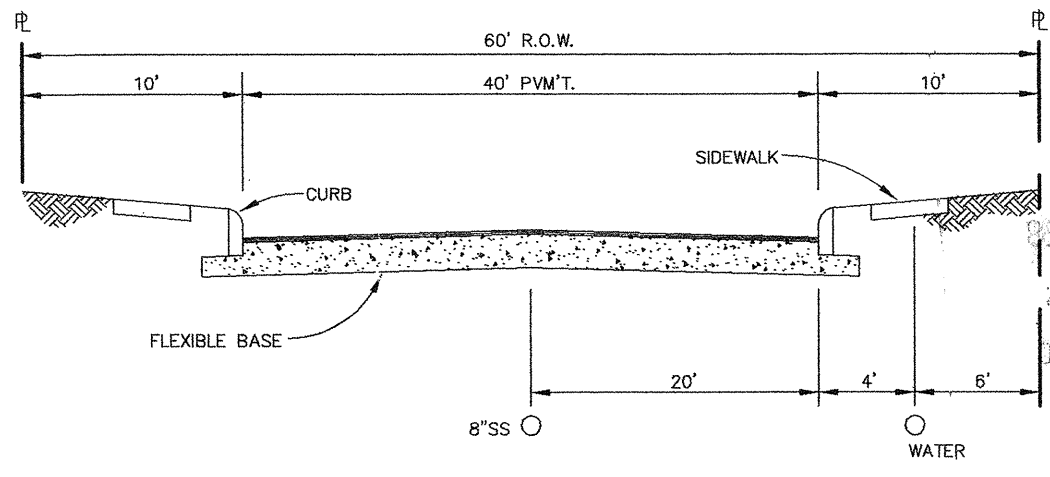
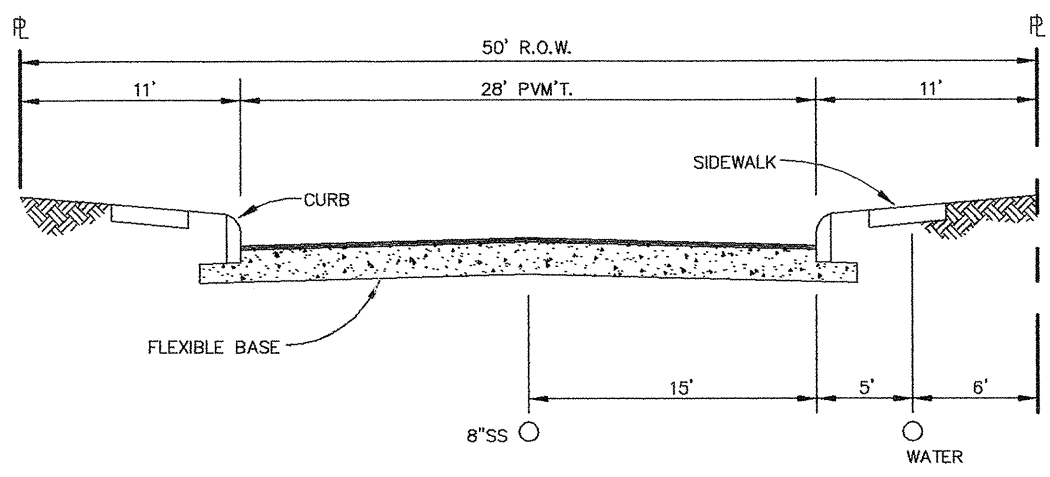
EDWARDS AQUIFER NOTES:

THIS SITE IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	LOT SIZE
UNIT 8	76	55'x120'
UNIT 9	80	45'x120'
UNIT 9A	—	—
UNIT 10	60	55'x120'
UNIT 11	75	45'x120'
UNIT 12	52	55'x120'
UNIT 13	64	55'x120'
TOTAL	407	

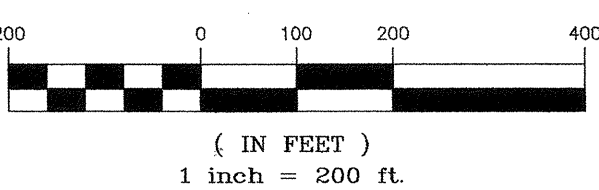


LEGEND

- PHASE LINE
- PHASE NUMBER
- EXISTING 100 YEAR FLOOD LINE
- EXISTING CONTOUR



GRAPHIC SCALE

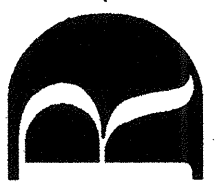


DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

105.2 TOTAL ACRES

REVISIONS: 5/29/03
ADDED CL. CURVE
DATA

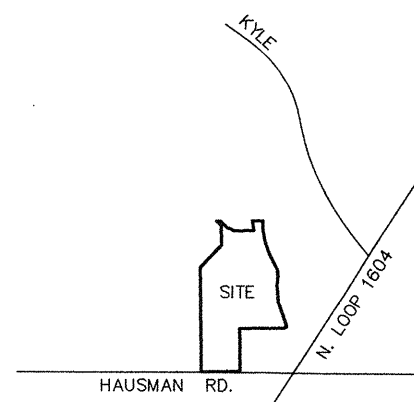
Denham-Ramones Engineering
and Associates, Inc.



(210) 495-3100 Office
(210) 495-3122 Fax
13424 West Avenue
San Antonio, Tx. 78216

PRELIMINARY OVERALL DEVELOPMENT PLAN
for
SONOMA RANCH SUBDIVISION
POADP #700A

JOB # 0200014
DWG FILE:
DATE: 2/19/03
DESIGN:
DRAWN: L.M.R.
CHECKED:
SHEET 1 OF 1



LOCATION MAP

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
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L9	S04°23'47"E	164.93'
L10	S18°35'19"E	199.41'
L11	S55°51'28"W	86.91'

OWNER:
LAREDO SONOMA RANCH LTD STE 101

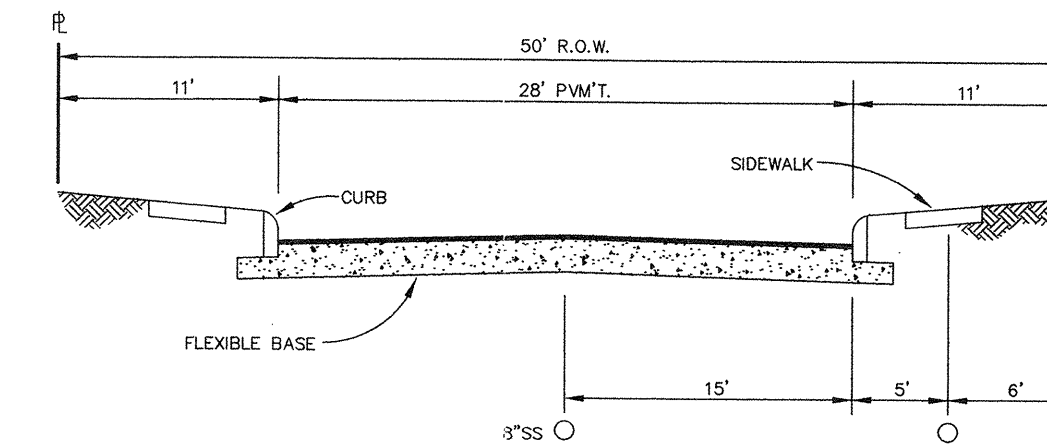
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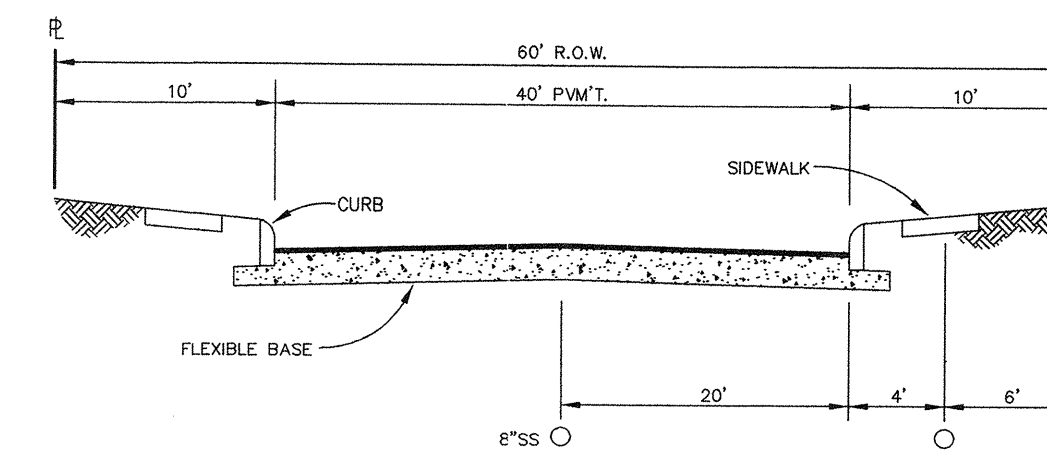
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APPROXIMATE ACREAGE & LOT SUMMARY

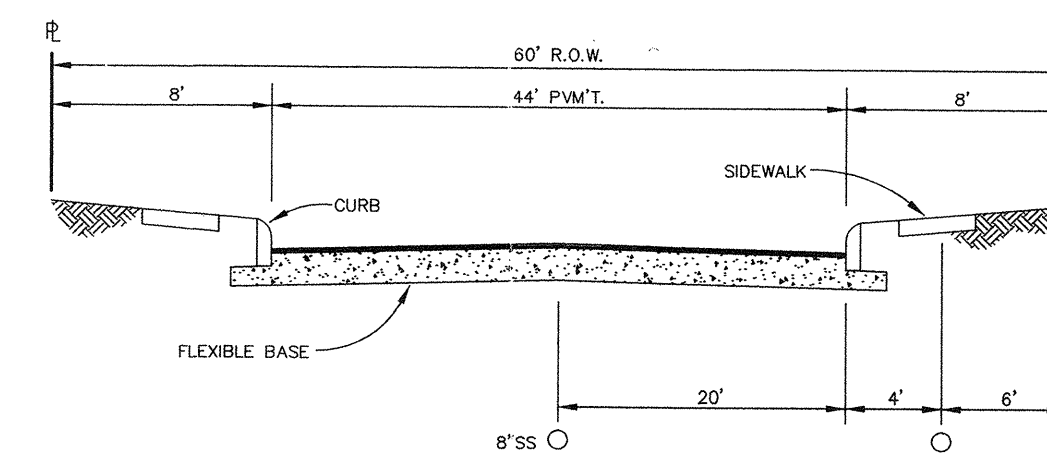
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UNIT 9A	—	—
UNIT 10	60	55'x120'
UNIT 11	75	45'x120'
UNIT 12	52	55'x120'
UNIT 13	64	55'x120'
TOTAL	407	



LOCAL "A"
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



COLLECTOR
NCT TO SCALE

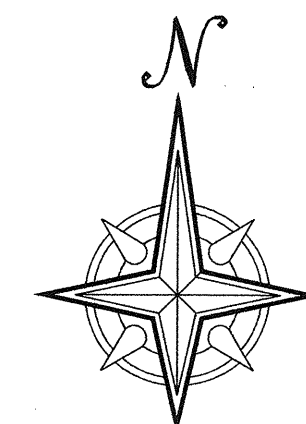
THIS MODIFICATION TO POADP #700
REDUCES THE NUMBER OF LOTS &
REROUTES THE LOCAL "B" STREET

NOTES

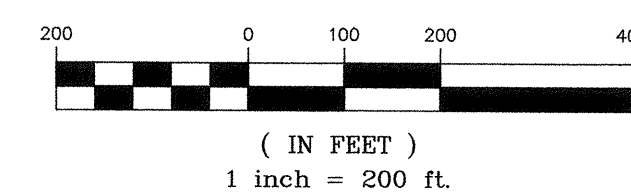
1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN SEVEN PHASES
10. THIS DEVELOPMENT IS SUBJECT TO VESTED RIGHTS PERMIT NO. 01-09-022
11. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
12. BLOCK NUMBERS SHOWN HEREON WERE ASSIGNED BY TREASURY DEPT.
13. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
14. DEVELOPER WILL COMPLY WITH UDC ARTICLE V.VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
15. BASIS OF BEARING SHOWN HEREON IS SONOMA RANCH II UNIT 3, RECORDED IN VOLUME 9556, PGS. 204-205 DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

- PHASE LINE
- PHASE NUMBER
- EXISTING 100 YEAR FLOOD LINE
- EXISTING CONTOUR



GRAPHIC SCALE



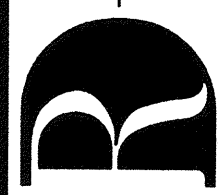
DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

105.2 TOTAL ACRES

PRELIMINARY OVERALL DEVELOPMENT PLAN
for
SONOMA RANCH SUBDIVISION
POADP #700A

JOB # 0200014
DWG FILE:
DATE: 2/19/03
DESIGN:
DRAWN: L.M.R.
CHECKED:
SHEET 1 OF 1

Denham-Ramones Engineering
and Associates, Inc.



13424 West Avenue
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax



City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D. 03
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
MAY 12 PM 4:14

Date Submitted: <u>MAY 9, 2003</u>	Project ID Number: <u>#700-A</u>
---------------------------------------	----------------------------------

Project Name: SONOMA RANCH II
Owner/Agent: CONTINENTAL HOMES Phone: (210) 496-2668 Fax: (210) 495-3108
Address: 211 NORTH LOOP 1604 EAST, SUITE 130, SAN ANTONIO Zip code: 78232
Engineer/Surveyor: DENHAM-RAMONES ENG. Phone: (210) 495-3100 Fax: (210) 495-3122
Address: 13424 WEST AVE, SAN ANTONIO Zip code: 78216

Existing legal Description (PUD Only): N/A

Existing zoning: O.C.L. Proposed zoning: N/A

(PUD Only) Linear feet of street N/A
☐ Gated ☐ Un-Gated
☐ Attached ☐ Detached

(PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Projected # of Phases: 7

Council District: N/A School District: N.I.S.D Ferguson map grid: 513/B7

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a. POADP) for this Site? **YES**

Name SONOMA RANCH No. 700

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name SONOMA RANCH II #1 No. 010048

Name SONOMA RANCH II #2 No. 010149

Name SONOMA RANCH II #1A No. 000405

Contact Person and authorized representative:

Print Name: GARY R. BALBAUGH

Signature: Gary R. Balbaugh

Date: MAY 5, 2003

Phone: (210) 495-3100

Fax: (210) 495-3122

Master Development Plan and P.U.D.
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☒ Certificate of agency or power of attorney if other than owner; N/A
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A ☒ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- N/A** ☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A** ☒ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- N/A** ☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- N/A** ☒ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- N/A** ☒ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- N/A* ☒ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.
- ☒ Traffic Impact Analysis (section 35-502).
- N/A* ☒ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- N/A* ☒ (PUD Only) Lots numbered as approved by the City.
- N/A* ☒ (PUD Only) Layout shall show where lot setbacks as required.
- N/A* ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: GARY R. BALBAUGH Signature: Gary R. Balbaugh

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001

June 9, 2001

Page 4 of 4



CITY OF SAN ANTONIO

September 16, 2003

Mr. Paul W. Denham

Denham-Ramones Engineering and Associates, Inc.
13424 West Avenue
San Antonio, TX 78216

Re: Sonoma Ranch II 700-A

MDP # 700-A

Dear Mr. Denham:

The City Staff Development Review Committee has reviewed Sonoma Ranch 700-A Master Development Plan M.D.P. # 700-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Development Services, Engineering Section has indicated as part of their conditional approval, the developer shall meet the following conditions at the time of final plat submittal. It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage.
 1. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Denham
Page 2
September 22, 2003

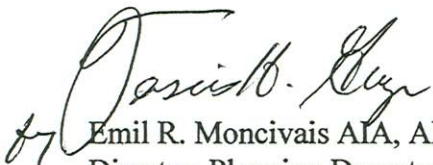
- The Parks and Recreation Department:
Sonoma Ranch Subdivision MDP was approved prior to the adoption of the current UDC in May 2001 and is therefore not obliged to meet the Park Dedication Requirement.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,


Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering

*** TX REPORT ***

TRANSMISSION OK

JOB NO. 0423
DESTINATION ADDRESS 94953122
PSWD/SUBADDRESS
DESTINATION ID
ST. TIME 07/30 12:00
USAGE T 03'49
PGS. 15
RESULT OK

City of San Antonio Planning Department

Development and Business Services Center
1901 S. Alamo

Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover: ☐

If you do not receive all pages, please call 207-5014

Please deliver to:

Name:	GARY BALBAUGH
Title:	
Organization:	DENHAM-RAMONES
Phone:	495-3100
Fax:	495-3122

From:

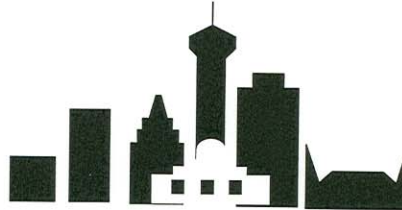
Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

City of San Antonio Planning Department

Development and Business Services Center
1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



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Organization:	DENHAM-RAMONES
Phone:	495-3100
Fax:	495-3122

From:

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	COMPERHENSIVE
Phone:	210-207-5014
Fax:	207-7897

Remarks:



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 MAY 12 PM 4:15

(Check One)

Date: MAY 8 2003

- ☒ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☒ Other: POADP

Public Hearing ☐ Yes ☒ No
☒ Major ☐ Minor

Project Name: SONOMA RANCH POADP FILE # 700A

Reference Any MDP's, POADP's, and PUD's associated with this project:

REVISION

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☒ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks - Open Space
☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.



On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Rolf

Signature

ANNER II

Title

7/07/03

Date _____

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 MAY 12 PM 4:15

Date: MAY 8 2003

(Check One)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input checked="" type="checkbox"/> Other: <u>POADP</u> |
- Public Hearing ☐ Yes ☒ No
☒ Major ☐ Minor

Project Name: SONOMA RANCH POADP FILE # 700A

Reference Any MDP's, POADP's, and PUD's associated with this project:

REVISION

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:
- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (**ONLY**) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒☐

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date _____

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 MAY 12 PM 4:14

Date: MAY 8 2003

(Check One)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input checked="" type="checkbox"/> Other: <u>POADP</u> |

Public Hearing ☐ Yes ☒ No
☒ Major ☐ Minor

Project Name: SONOMA RANCH POADP FILE # 700A

Reference Any MDP's, POADP's, and PUD's associated with this project:

REVISION

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|---|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

MacDonald *ms*

Signature

PLANNER II

Title

5/23/03

Date _____

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 MAY 12 PM 4:

(Check One)

Date: MAY 8 2003

- ☒ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☒ Other: POADP

Public Hearing ☐ Yes ☒ No
☒ Major ☐ Minor

Project Name: SONOMA RANCH POADP FILE # 700A

Reference Any MDP's, POADP's, and PUD's associated with this project:

REVISION

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☒ Zoning
☐ Tree Preservation
☐ Parks – Open Space
☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: OCL


Signature

SR Purand
Title

5-15-03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

2nd Review

(Check One)

Date: JUNE 2, 2003

- ☐ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☒ Other: REVISED POADP

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Project Name: SONOMA RANCH POADP FILE # 700A

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____
- ☐ Street and Drainage
☒ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks - Open Space
☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

2000 TIA 0527

03 JUN -2 PM 3:40
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 JUN -1 PM 9:15
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

☐ I do not recommend approval

Comments:

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN -3 AM 9:15

Whitney Senior Engr. 6-3-03
Signature Title Date

2



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED
03 JUN 20 PM 3:21

(Check One)

Date: 6/10/03

- ☒ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Use District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Project Name: Sonoma Ranch Subdivision MDP (Amendment) FILE # _____

Reference Any MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒

On _____, I notified _____, the engineer/

Comments: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUL -7 PM 1:36

Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 MAY 12 PM 4:14

Date: MAY 8 2003

(Check One)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input checked="" type="checkbox"/> Other: <u>POADP</u> |

Public Hearing ☐ Yes ☒ No
☒ Major ☐ Minor

Project Name: SONOMA RANCH POADP FILE # 700A

Reference Any MDP's, POADP's, and PUD's associated with this project:

REVISION

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

- To: 03 MAY 20 AM 8:05
- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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This item is tentative scheduled for _____ before the (MDP) committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

① Curve data for Sonoma Parkway.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 MAY 20 AM 8:06



Signature

Senior Engineer

Title

5-18-03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 MAY 12 PM 4:14

(Check One)

0305010

Date: MAY 8 2003

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MOAZ)
<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)
<input checked="" type="checkbox"/> Other: <u>POADP</u> |
|--|--|
- Public Hearing ☐ Yes ☒ No
☒ Major ☐ Minor

Project Name: SONOMA RANCH POADP **FILE #** 700A

Reference Any MDP's, POADP's, and PUD's associated with this project:

REVISION

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan
<input type="checkbox"/> Major Thoroughfare
<input type="checkbox"/> Neighborhoods
<input type="checkbox"/> Historic
<input type="checkbox"/> Disability Access (Sidewalks)
<input type="checkbox"/> Storm Water Engineering
<input checked="" type="checkbox"/> SAWS Aquifer
<input type="checkbox"/> Other: _____ | <input type="checkbox"/> Street and Drainage
<input type="checkbox"/> TIA
<input type="checkbox"/> Zoning
<input type="checkbox"/> Tree Preservation
<input type="checkbox"/> Parks – Open Space
<input type="checkbox"/> Fire Protection
<input type="checkbox"/> Bexar County Public Works |
|--|--|

03 OCT 15 PM 2:01
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

***Note:** Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

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This item is tentative scheduled for _____ before the (MDP) committee.

03 MAY 28 A 6:57
 SAN ANTONIO WATER SYSTEM
 AQUIFER STUDIES

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the MDP-Sonoma Ranch 700-A is approved as provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- High Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan must be submitted and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

Kirk M. Nairn
Signature

Manager
Title

10-6-03
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Planning Department

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Sonoma Ranch Subdivision MDP Amendment

DATE: July 2, 2003

I recommend approval of the Sonoma Ranch Subdivision MDP Amendment.

Sonoma Ranch Subdivision MDP was approved prior to the adoption of the current UDC in May 2001 and is therefore not obliged to meet the Park Dedication Requirement.

Robert Lombrano

From: Christi Tanner
Sent: Wednesday, August 13, 2003 12:31 PM
To: Robert Lombrano; Michael Herrera; Richard De La Cruz
Subject: Sonoma Ranch POADP #700A

Hey guys...
after talking to Gary Balbaugh on this one...
he's telling me that the 60' ROW has
been accepted by everyone as the
Collector Dedication... Is this true?
If so, then I have no choice but to release this
one, for that is my last comment. Except for my general statement which should be included in the
approval....

"All streets will be to UDC standards".

Thanks!!!

*Christi L. Tanner, EIT
Development Services Engineering
City of San Antonio
ph# 207-6044
FAX# 207-4441*

Robert Lombrano

From: Christi Tanner
Sent: Wednesday, August 13, 2003 6:12 PM
To: Michael Herrera; Robert Lombrano; Ernest Brown
Subject: FW: Sonoma Ranch POADP #700A

Hi guys!
Then from Richard's email below, I'm officially approving this POADP.
Thanks!

P.S. I know that not all of you should be getting this update, and I know that I am suppose to go on the internet and find out who is the case manager...but frankly, I don't have the time...but as soon as I catch up, I promise I will follow the rules more closely! :)
Thank you for your patience! :)

-----Original Message-----

From: Richard De La Cruz
Sent: Wednesday, August 13, 2003 12:53 PM
To: Christi Tanner
Subject: RE: Sonoma Ranch POADP #700A

70' collector from Hausman and then tapers to a 60'.

-----Original Message-----

From: Christi Tanner
Sent: Wednesday, August 13, 2003 12:31 PM
To: Robert Lombrano; Michael Herrera; Richard De La Cruz
Subject: Sonoma Ranch POADP #700A

Hey guys...
after talking to Gary Balbaugh on this one...
he's telling me that the 60' ROW has been accepted by everyone as the Collector Dedication... Is this true?
If so, then I have no choice but to release this one, for that is my last comment. Except for my general statement which should be included in the approval....

"All streets will be to UDC standards".

Thanks!!!

*Christi L. Tanner, EIT
Development Services Engineering
City of San Antonio
ph# 207-6044
FAX# 207-4441*

Michael Herrera

From: John McDonald
Sent: Wednesday, July 02, 2003 9:04 AM
To: Michael Herrera
Subject: Sonoma Ranch Amemd



MEMO - MDP
nona Ranch Amend

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886



City of San Antonio
Planning Department

Master Development Plan Section

REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 MAY 29 PM 3:36

03 MAY 12 PM 4:15

(Check One)

- ☒ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☒ Other: POADP

Public Hearing ☐ Yes ☒ No
☒ Major ☐ Minor

Project Name: SONOMA RANCH POADP FILE # 700A

Reference Any MDP's, POADP's, and PUD's associated with this project:

REVISION

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____
- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks – Open Space
☐ Fire Protection
☒ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- No Environmental Services Comments on sanitary
sewer - RD# 6/12/03

- Note: Need to address sight distance at Burnt Path
and Eagle Bend intersection.

Amad Escobar

Signature

Civil Engineer

Title

6-12-03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

MAY 12 PM 4:14

Date: MAY 8 2003

(Check One)

- ☒ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☒ Other: POADP

Public Hearing ☐ Yes ☒ No
☒ Major ☐ Minor

Project Name: SONOMA RANCH POADP FILE # 700A

Reference Any MDP's, POADP's, and PUD's associated with this project:

REVISION

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan
☒ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____
- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks – Open Space
☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (**ONLY**) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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This item is tentative scheduled for _____ before the (MDP) committee.

051503

☐ I recommend approval

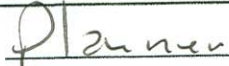
☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: FM 1560/HAUSMAN ROAD IS ON THE MTP AND
TXDOT ROADWAY SYSTEM REQUIRING A MIN.
OF 80' R.O.W. AND TXDOT REVIEW. PROPOSE
ROADP DO NOT ADDRESS THOROUGHFARE. COLLECTORS
ARE 70' MIN R.O.W. SONOMA PKWY WILL FUNCTION
AS A COLLECTOR AND IS DESIGNED AS A COLLECTOR -
REQUIRING A MIN OF 70' R.O.W.



Signature



Title

060603

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

Traffic Impact Analysis (TIA) Threshold Worksheet

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 MAY 12 PM 4:14

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: SONOMA RANCH II UNITS 8-13

Location: HAUSMAN RD. @ LOOP 1604

Applicant: DENHAM-RAMONES ENGINEERING

Address: 13424 WEST AVE. SAN ANTONIO, TX. 78216

Phone Number: ☐ Owner or ☒ Agent 495-3100

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP # ☐ Plat # ☐ Bldg. Plan # ☐ Other:

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
RESIDENTIAL	407	pm	1.02	415	ITE Code: other: 210

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
							ITE Code: other:

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
434	415	19 DECREASES IN PEAK HOUR TRIPS

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: LUIS RAMONES

Comments: ORIGINAL TIA WAS APPROVED FOR SONOMA RANCH POADP # 700

Date: 5/12/03

Box E (For Official Use Only, Do Not Write in this Box)

_____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
_____ A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.
_____ The traffic impact analysis has been waived for the following reason(s):

Reviewed by: _____

Date: _____

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.



RECEIVED

03 APR 18 PM 2:37

LAND DEVELOPMENT
SERVICES DIVISION

City of San Antonio
Planning Department

April 18, 2003

RE: Sonoma Ranch II POADP Plan Revision

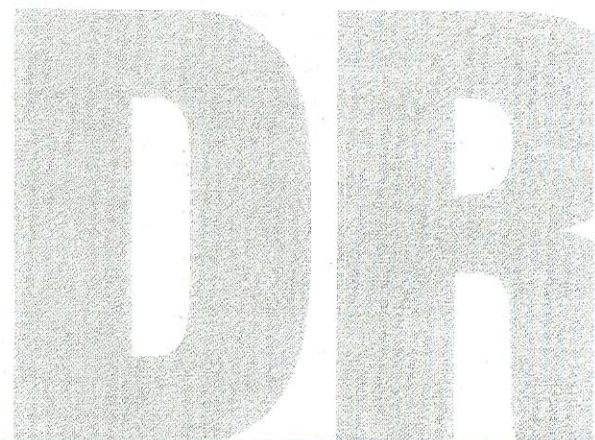
We are requesting a minor revision to an approved PODAP for Sonoma Ranch II. The southern portion of the plan has been modified for better utilization of the property. We feel the revised plan would better comply with the new ordinance with respect to the following:

1. The revised plan provides fewer lots than the original plan (409 VS 434).
2. It provides better traffic calming.
3. It eliminates the need for long street sections and long cul-de-sacs.

Gary R. Balbaugh
Subdivision Coordinator
Denham-Ramones Engineering, Inc.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 MAY 12 PM 4:15

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
22 APR 21 AM 7:40



Robert Lombrano

From: Arturo Villarreal
Sent: Tuesday, September 09, 2003 10:16 AM
To: Robert Lombrano
Cc: Michael Herrera; Lyndon Duano
Subject: Sonoma Ranch 700 A POADP

Storm Water Comments.



LC-SonomaRanch70
0A-SW-OK.pdf

approved 9/9/03

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Lyndon Duano

COPIES TO: Arturo Villarreal P.E., Bob Oplitz, P.E.,
Al Chua, P.E., Pape-Dawson Engineers, Inc.)

SUBJECT: Sonoma Ranch Unit-5, PUD 03-014
French Creek Watershed *ROBERT LOMBRAWO* September 16, 2003 *FRENCH CREEK 401*

Storm Water Engineering has reviewed above reference project based on the submittal dated August 28, 2003. The above reference project does not have any further review as submitted.

HUESTA CREEK 300A

Should you have any question please call me at 207-8052.

*NO FURTHER COMMENT
RELEASE 9-16-03 A.V*

Lyndon Duano
Lyndon Duano
Engineering Associate

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Shervin Nooshin, E.I.T.

COPIES TO: Robert Opitz P.E., Nathaniel Hardy P.E., Arturo Villarreal P.E., File

SUBJECT: Sonoma Ranch Unit-5 PUD

Leon Creek Watershed #03-014
HUESTA CREEK - 300A

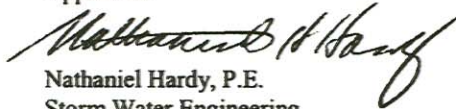
Feb. 26 2003

Storm Water Engineering has reviewed the above-mentioned PUD and do not recommend approval due to incompleteness. Please provide/complete a storm water management plan.



Shervin Nooshin, E.I.T.
Sr. Engineering Associate

Approved:



Nathaniel Hardy, P.E.
Storm Water Engineering

From: John Jacks
Sent: Tuesday, August 12, 2003 10:21 AM
To: Robert Lambert
Cc: Michael Herrera
Subject: Sonoma Ranch MDP
Sonoma Ranch Subd. Amending Section I

Property is OCL. Zoning recommends **Approval**

John Jacks
Senior Planner
City of San Antonio

From: Arturo Villarreal
Sent: Tuesday, September 09, 2003 10:16 AM
To: Robert Lombrano
Cc: Michael Herrera; Lyndon Duano
Subject: Sonoma Ranch 700 A POADP
Storm Water Comments.



LC-SonomaRanch70
0A-SW-OK.pdf

City of San Antonio

Interdepartmental Correspondence Sheet

TO: **Michael Herrera**

FROM: **Lyndon Duano**

COPIES TO: Arturo Villarreal P.E., Bob Opitz, P.E.,
Gary Balbaugh, Denham-Ramones Engineering)

*ROBERT
LOMBARDI*

SUBJECT: **Sonoma Ranch Subd. 700A, POADP**

LEON CREEK Huesta Creek Watershed

September 9, 2003

Storm Water Engineering has reviewed above reference project based on the submittal dated August 8, 2003. The above reference project does not have any further review as submitted.

Should you have any question please call me at 207-8052.

*NO FURTHER
COMMENTS
9-9-03 A.V.*

Lyndon Duano

Lyndon Duano
Engineering Associate

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Shervin Nooshin, E.I.T.

COPIES TO: Robert Opitz P.E., Nathaniel Hardy P.E., Arturo Villarreal P.E., File

SUBJECT: Sonoma Ranch Unit-5 Subdivision PUD/MDP 700

Leon Creek Watershed

July 18 2003

Storm Water Engineering has reviewed the Sonoma Ranch Subdivision PUD submittal and comments are as follows:

1. How did you determine the velocities to use for Tc calculations? Some of the velocities appear to be low compared to site and slope conditions in your drainage engineering report.
2. Need to show all the existing and proposed drainage easements and required interceptor drains on the plan for the PUD and POADP. There are many areas where drainage easements are needed.
3. What are the plans for the stock tank south of lots 5 and 6 on Los Sonoma Rio St.?
4. It appears that a portion of the MDP (formerly POADP) is not studied for determining FEMA limits, therefore either a study should be provided or place the appropriate note must be placed on the plan (see attached sheets). Also ensure to include all necessary information for MDP as listed on the attached sheets if not done.

RESPONSE REQUIRED

DO NOT RELEASE

A.V. 7-18-03

Shervin Nooshin
Shervin Nooshin, E.I.T.
Sr. Engineering Associate

Approved:

Nathaniel Hardy
Nathaniel Hardy, P.E.
Storm Water Engineering

From: Arturo Villarreal
Sent: Wednesday, July 30, 2003 1:05 PM
To: Arturo Villarreal; Robert Lombrano
Cc: Michael Herrera; Shervin Nooshin
Subject: RE: Sonoma Ranch POADP 700A
[Robert,](#)

Comments for Sonoma Ranch Unit 5 and Sonoma Ranch 700 B (engineer Pape-Dawson) were sent to Planning under the above referenced subject name. At this time there was name confusion since Denham-Ramones submitted a MDP under the same name.

Please be advised that comments in the attached memo apply to both Sonoma Ranch Unit 5 and Sonoma Ranch 700 B.

Thanks,

Art



SC-SonomaRanchU-
5POADP700B.pdf...

-----Original Message-----

From: Arturo Villarreal
Sent: Friday, July 18, 2003 4:08 PM
To: Robert Lombrano
Cc: Michael Herrera; Shervin Nooshin
Subject: Sonoma Ranch POADP 700A

Storm Water Comments.

<< File: SC-SonomaRanchPOADP700A.pdf >>

☒ I recommend approval☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[illegible]

[illegible]

Senior Engineer 8-10-03

Signature

Title

Date _____

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 8-20-03

- ☒ Master Development Plan (MDP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Project Name: Sonoma Ranch

FILE # 700 B

Reference Any MDP's, POADP's, and PUD's associated with this project:

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- To: ☐ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☒ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks - Open Space
☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

From: Robert Lombrano
Sent: Thursday, August 21, 2003 7:15 AM
To: 'BalbaughG@satx.rr.com'
Cc: Michael Herrera
Subject: FW: Sonoma Ranch 700A

-----Original Message-----

From: Arturo Villarreal
Sent: Wednesday, August 20, 2003 1:05 PM
To: Robert Lombrano
Cc: Michael Herrera; Lyndon Duano
Subject: Sonoma Ranch 700A

Storm Water Comments.



LC-SonomaRanch70
0A-SW-1.pdf

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Shervin Nooshin, E.I.T. *Robert Lombardo*

COPIES TO: Robert Opitz P.E., Nathaniel Hardy P.E., Arturo Villarreal P.E., File

SUBJECT: Sonoma Ranch Subdivision 700A

Leon Creek Watershed

Aug. 11, 2003

Storm Water Engineering has reviewed the Sonoma Ranch Subdivision PUD submittal and comments are as follows:

1. Need to show all the existing and proposed drainage easements and required interceptor drains, if any, on the plan for the POADP.

*DO NOT RELEASE.
A.V. 08-20-03*

Approved:

Nathaniel Hardy
Nathaniel Hardy, P.E.
Storm Water Engineering

Shervin Nooshin
Shervin Nooshin, E.I.T.
Sr. Engineering Associate

LYNDEN DUANO
207-8052

From: Robert Lombrano
Sent: Thursday, August 21, 2003 7:15 AM
To: 'BalbaughG@satx.rr.com'
Cc: Michael Herrera
Subject: FW: Sonoma Ranch 700A

-----Original Message-----

From: Arturo Villarreal
Sent: Wednesday, August 20, 2003 1:05 PM
To: Robert Lombrano
Cc: Michael Herrera; Lyndon Duano
Subject: Sonoma Ranch 700A

Storm Water Comments.



LC-SonomaRanch70
0A-SW-1.pdf

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Planning Department

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: 03-014 Sonoma Ranch, Unit 5 PUD

DATE: August 27, 2003

I recommend approval of the Sonoma Ranch, Unit 5 PUD Plan..

This plan has received vested rights previous to the current UDC.

From: John McDonald
Sent: Wednesday, August 27, 2003 1:23 PM
To: Michael Herrera
Subject: 03-014 sonoma ranch unit 5



MEMO - PUD
sonoma Ranch U5 APF

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

From: Arturo Villarreal
Sent: Friday, July 18, 2003 4:08 PM
To: Robert Lombrano
Cc: Michael Herrera; Shervin Nooshin
Subject: Sonoma Ranch POADP 700A
Storm Water Comments.



SC-SonomaRanchP
OADP700A.pdf

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Shervin Nooshin, E.I.T.

COPIES TO: Robert Opitz P.E., Nathaniel Hardy P.E., Arturo Villarreal P.E., File

SUBJECT: Sonoma Ranch Unit-5 Subdivision PUD/MDP 700

Leon Creek Watershed

July 18 2003

Storm Water Engineering has reviewed the Sonoma Ranch Subdivision PUD submittal and comments are as follows:

1. How did you determine the velocities to use for Tc calculations? Some of the velocities appear to be low compared to site and slope conditions in your drainage engineering report.
2. Need to show all the existing and proposed drainage easements and required interceptor drains on the plan for the PUD and POADP. There are many areas where drainage easements are needed.
3. What are the plans for the stock tank south of lots 5 and 6 on Los Sonoma Rio St.?
4. It appears that a portion of the MDP (formerly POADP) is not studied for determining FEMA limits, therefore either a study should be provided or place the appropriate note must be placed on the plan (see attached sheets). Also ensure to include all necessary information for MDP as listed on the attached sheets if not done.

RESPONSE REQUIRED

DO NOT RELEASE

A.V. 7-18-03

Shervin Nooshin
Shervin Nooshin, E.I.T.
Sr. Engineering Associate

Approved:

Nathaniel Hardy
Nathaniel Hardy, P.E.
Storm Water Engineering

What do I need to do to get this corrected?

Thanks Ernest,

Gary

10/10/2003

Michael Herrera

From: Gary Balbaugh [BalbaughG@satx.rr.com]

Sent: Friday, October 10, 2003 3:42 PM

To: Michael Herrera

Subject: RE: Windfield Unit 1 Plat no. 030349

OK but what are the problems, is he keeping them a secret.

I brought him an overall layout which is not even required by the code and he still did not respond.

Mike, I'm at a loss. What in the hell do I do?

This situation is getting a little too much to handle.

Mike, I need some help.

-----Original Message-----

From: Michael Herrera [mailto:mherrera@sanantonio.gov]

Sent: Friday, October 10, 2003 1:52 PM

To: Gary Balbaugh

Cc: Ernest Brown

Subject: RE: Windfield Unit 1 Plat no. 030349

Gary, I spoke with Ernest and he has informed me that he has reviewed your resubmittal and there are problems.

So clock will not start until you address problems.

Michael H.

-----Original Message-----

From: Gary Balbaugh [mailto:BalbaughG@satx.rr.com]

Sent: Friday, October 10, 2003 9:43 AM

To: Michael Herrera

Subject: FW: Windfield Unit 1 Plat no. 030349

Hello Mike,

This clock has still not been restarted. Can you see if there is another problem that I am not being told about?

Thanks,
Gary

-----Original Message-----

From: Gary Balbaugh [mailto:BalbaughG@satx.rr.com]

Sent: Wednesday, October 08, 2003 9:06 AM

To: Ernest Brown (Ernestb@sanantonio.gov)

Cc: Mike Herrera (mherrera@sanantonio.gov)

Subject: Windfield Unit 1 Plat no. 030349

Ernest,

You and I spoke on the 29th of September about this plat. You said that you needed an overall to see how things fit together.

On September 30th, I brought an overall to your office.

My problem is this: You stopped the TPLT clock immediately on the 29th, but here it is the 8th of October and you still have not restarted it.

According to my calculations, we are down to 5 days remaining but because the clock was not restarted so it shows 13 days

10/10/2003

From: Christi Tanner
Sent: Tuesday, September 02, 2003 5:56 PM
To: 'achua@pape-dawson.com'
Cc: Richard De La Cruz; Todd Sang; Robert Lombrano; Michael Herrera; Ernest Brown
Subject: Sonoma Ranch Unit 5 PUD Plan
I approve this PUD Plan with the following comments:

It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.
I understand that this development is able to pay fee-in-lieu fees and not have to detain their water.

Christi L. Tanner, EIT
Development Services Engineering
City of San Antonio
ph# 207-6044
FAX# 207-4441

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Lyndon Duano

COPIES TO: Arturo Villarreal P.E., Bob Oplitz, P.E.,
Al Chua, P.E., Pape-Dawson Engineers, Inc.)

SUBJECT: Sonoma Ranch Unit-5, PUD

French Creek Watershed

03-014

September 16, 2003

FRENCH
CREEK
401

ROBERT
COMBRAWO

Storm Water Engineering has reviewed above reference project based on the submittal dated August 28, 2003. The above reference project does not have any further review as submitted.

HUBBARD
CREEK 300A

Should you have any question please call me at 207-8052.

NO FURTHER COMMENT
RELEAVE 9-16-03 A.V

Lyndon Duano
Lyndon Duano
Engineering Associate

Robert Lombrano

From: Gary Balbaugh [BalbaughG@satx.rr.com]
Sent: Wednesday, August 20, 2003 1:33 PM
To: Robert Lombrano
Subject: FW: Sonoma Ranch 700A

Robert,
This is the response that I got from Art. Can you send or fax to me what they want.
I'm staying confused on this one. We have a response but it was for Pape-Dawsons portion of Sonoma Ranch.

Thanks Robert,

Gary

-----Original Message-----

From: Arturo Villarreal [mailto:avillarreal@sanantonio.gov]
Sent: Wednesday, August 20, 2003 12:08 PM
To: Gary Balbaugh (E-mail)
Cc: Lyndon Duano
Subject: Sonoma Ranch 700A

Gary,

I sent Robert Lombrano our comments. Shervin Nooshin reviewed the submittal and made a comments. Please check with Lyndon Duano on your response. Shervin has left us and is no longer with the City of San Antonio.

Thanks,

Art

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Shervin Nooshin, E.I.T.

COPIES TO: Robert Opitz P.E., Nathaniel Hardy P.E., Arturo Villarreal P.E., File

SUBJECT: Sonoma Ranch Unit-5 Subdivision PUD/MDP 700

Leon Creek Watershed

July 18 2003

Storm Water Engineering has reviewed the Sonoma Ranch Subdivision PUD submittal and comments are as follows:

1. How did you determine the velocities to use for Tc calculations? Some of the velocities appear to be low compared to site and slope conditions in your drainage engineering report.
2. Need to show all the existing and proposed drainage easements and required interceptor drains on the plan for the PUD and POADP. There are many areas where drainage easements are needed.
3. What are the plans for the stock tank south of lots 5 and 6 on Los Sonoma Rio St.?
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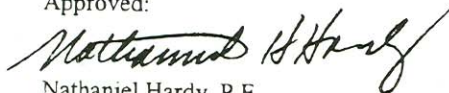
RESPONSE REQUIRED

DO NOT RELEASE

A.V. 7-18-03


Shervin Nooshin, E.I.T.
Sr. Engineering Associate

Approved:


Nathaniel Hardy, P.E.
Storm Water Engineering

Michael Herrera

From: Arturo Villarreal
Sent: Friday, July 18, 2003 4:08 PM
To: Robert Lombrano
Cc: Michael Herrera; Shervin Nooshin
Subject: Sonoma Ranch POADP 700A

Storm Water Comments.



SC-SonomaRanchP
OADP700A.pdf

Sanoma Ranch # 700-A

DEFACIT BEFORE DEPOSITING

THIS CHECK IS PRINTED IN RED AND BLUE INK ON THE FACE ON CHEMICAL AND BLEACH REACTIVE PAPER WITH INVISIBLE FLUORESCENT FIBERS AND LINEMARK ON BACK MP

Continental Homes of Texas, LP
a D.R. Horton Company

211 N Loop 1604 E Ste 130
San Antonio, Texas 78232

Bank of America N.A.
San Francisco, Ca.

06-10/00052

PAY *****500DOLLARS AND 00 CENTS

DATE 2/11/03 CHECK NO. 000107045

AMOUNT
\$500.00

TO City of San Antonio
THE LAND DEVELOPMENT
ORDER San Antonio, TX
OF

D.R. Horton

⑈ 107045⑈ ⑆061000052⑆ 3261312609⑈



TRANSMITTAL

TO: Development Services
TIA

DATE: 2-Jun-03
FROM: Gary R. Balbaugh

ATTN: Richard De La Cruz

PROJECT NUMBER: 030009

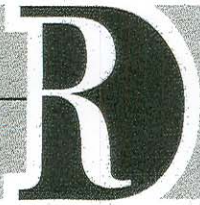
PROJECT Sonoma Ranch II POADP

NO.	ITEM DESCRIPTION
1	Revised plan (Added curve data)
1	Request for review form

03 JUN - 2 PM 3:40
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

COMMENTS:

COPY TO: File



TRANSMITTAL

TO: Planning Dept.

DATE: 17-Sep-03

FROM: Gary R. Balbaugh

ATTN: Robert Lombrano

PROJECT NUMBER: 030010

PROJECT Sonoma Ranch Revised POADP
No. 700A

NO.	ITEM DESCRIPTION
8	PODAPs
1	8 1/2 X 11

COMMENTS:

COPY TO: File

*Received by:
C. Torres*



TRANSMITTAL

TO: Planning Department

DATE: 12-May-03

FROM: Gary R. Balbaugh

ATTN: Michael Herrera

PROJECT NUMBER: 030009

PROJECT Sonoma Ranch

Revised POADP

NO.	ITEM DESCRIPTION
15	Revised POADP Plans with request for review sheets
1	Fee \$500.00
1	TIA Worksheet
1	8 1/2" X 11" reduced copy
1	Digital file
1	Completed & signed application form

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 MAY 12 PM 4:13

COMMENTS:

COPY TO: File



TRANSMITTAL

TO: Planning Dept.

DATE: 8-Jul-03
FROM: Gary R.Balbaugh

ATTN: Michael Herrera

PROJECT NUMBER: 020014

PROJECT Sonoma Ranch

NO.	ITEM DESCRIPTION
4	Revised POADPS

COMMENTS:

COPY TO: File

